SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 3688/2025

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 04, 2026
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL the following piece or parcel of land, situate, lying and being in the Township of Bear Creek, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described, as follows: BEGINNING at a point in the center of the Wilkes-Barre & Bear Creek Boulevard, on line of the land sold to Allan Guyette and wife;

THENCE South 70 degrees 45 minutes East, along said Guyette's land four hundred five (405) feet to a stake and stone corner;

THENCE along land now or late of the Lehigh & Wilkes-Barre Coal Co., South 6 degrees 15 minutes West Three hundred sixty eight (368) feet to a stone corner;

THENCE North 70 degrees 45 minutes West, six hundred sixty (660) feet to the corner of said Boulevard;

THENCE along said Boulevard, North 67 degrees 30 minutes East, one hundred ninety four and six tenths (194.6) feet to a corner, and also said Boulevard, North 26 degrees East two hundred twenty (220) feet to the place of BEGINNING.

CONTAINING four (4) acres more or less.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Robert Blaze Kopec, by virtue of a Deed of Lindsay McCabe, married, and Janelle Insogna, unmarried, dated February 10, 2022, and recorded in Luzerne County Recorder of Deeds office on February 14, 2022, to Luzerne County Record Book 3022, Pages 45649, et seq., Instrument No. 202210556.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: 04-I11S3-002-11A

PROPERTY BEING KNOWN AS: 2111 Bear Creek Boulevard, Wilkes-Barre, PA 18702

PROPERTY ADDRESS: 2111 BEAR CREEK BLVD, WILKES BARRE, PA 18702

UPI / TAX PARCEL NUMBER: 04-I11S3-002-11A

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of ROBERT B KOPEC in suit of LUZERNE BANK.

Attorney for the Plaintiff:
HOURIGAN, KLUGER & QUINN
KINGSTON, PA 570-287-3000

GENESIS C. ARIAS, Sheriff
LUZERNE COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.